

INTER-OFFICE CORRESPONDENCE
DIVISION OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson 4, Maryland

Date: April 21, 1965

TO: Mr. James S. Dyer
FROM: Eugene J. Clifford
SUBJECT: Zoning Petition 65-279-R
Proposed Middleborough Road
Reclassification from R-G to RA

Review of the subject plat dated March, 1965 results in the following comments.

Major access to the proposed site is via Back River Neck Road, Marlyn Avenue, and Southeastern Expressway. Back River Neck Road is to be improved during the summer of 1965. At this time there are no plans for the improvement of Marlyn Avenue from Homberg Avenue to Sater Avenue, and for the construction of the Southeastern Expressway.

The practical capacity of the improved Back River Neck Road is 950 vehicles per hour with a possible capacity of 1920 vehicles per hour. Marlyn Avenue has a practical capacity of 360 vehicles per hour with a possible capacity of 880 vehicles per hour. The traffic counts enclosed do not include traffic generated by recent construction and the presently planned development in the area.

Present plans indicate the construction of 2010 dwelling units in four tracts which in the near future can be expected to generate 14,100 trips per day. The subject site of 1092 dwelling units can be expected to generate 7700 trips per day if Zoning is granted or 5600 trips per day if existing zoning remains.

Eugene J. Clifford
County Traffic Engineer

ENCLOSURE

TRAFFIC ENGINEERING DIVISION
BALTIMORE COUNTY, MARYLAND
SUMMARY FORM FOR VEHICULAR VOLUMES
MINOR CONTROL COUNT

ON MARLYN AVE SOUTH OF EASTERN RD.
DATE: 3/22/65 CLASS: CUMULATIVE

TIME	TOTAL	% OF G.T.
7 AM - 8 AM	451	4.93
8 - 9	291	3.18
9 - 10	293	3.21
10 - 11	384	4.20
11 - 12	130	1.42
12 M - 1 PM	555	6.08
1 - 2	429	4.64
2 - 3	438	4.79
3 - 4	498	5.45
4 - 5	651	7.12
5 - 6	664	7.26
6 - 7	629	6.86
7 - 8	595	6.51
8 - 9	588	6.54
9 - 10	526	5.74
10 - 11	380	4.16
11 - 12	242	2.67
12 M - 1 AM	248	2.71
1 - 2	138	1.51
2 - 3	76	0.83
3 - 4	58	0.63
4 - 5	41	0.45
5 - 6	143	1.56
6 - 7	425	4.65
	9133	GRAND TOTAL

26.49
TOTAL PERCENTAGE
BETWEEN 3.00
AND 7.00
GRAND TOTAL

A.D.D. 8266

OFFICE ENGINEERING DIVISION
BALTIMORE COUNTY, MARYLAND
SUMMARY FORM FOR VEHICULAR VOLUMES
7 DAY KEY COUNT
(DAILY FACTOR)

ON BACK RIVER NECK RD. AT MARLYN AVE CLASS

DATE	MON.	TUES.	WED.	THU.	FRI.	SAT.	SUN.	7 DAY
TIME	AVE 5	AVE 6	AVE 7	AVE 8	AVE 2	AVE 3	AVE 4	AVE 5
7 - 8 A.M.	601		670	668		465	337	
8 - 9	583		598	494		320	610	
9 - 10	584		468	550		688	920	
10 - 11	685		590	665		898	1145	
11 - 12	779		653	747		1007	1245	
P.M.								
12 - 1	761		740	715		1049	1369	
1 - 2	761	722	747	684		1037	1504	
2 - 3	730	710	769	738		1021	1219	
3 - 4	880	784	706	811		1067	1287	
4 - 5	827	1062	1069	1083		1062	1345	
5 - 6	929	1096	1135	1074		1003	1238	
6 - 7	1037	1071	1060	1125		1067	1254	
7 - 8	1015	1067	1100	1112		1035	1311	
8 - 9	931	926	982	1049		1115	1331	
9 - 10	832	773	867	838		856	1017	
10 - 11	628	539	550	644		648	661	
11 - 12	496	376	402	588		613	394	
A.M.								
12 - 1	735	828	826	377		527	324	
1 - 2	104	141	124	247		449	132	
2 - 3	99	78	66	169		184	34	
3 - 4	47	54	45	73		17	40	
4 - 5	35	53	41	92		22	66	
5 - 6	123	185	218	195		114	344	
6 - 7	423	581	584	346		196	670	
TOTAL	11170	14501	14501	16800		19571		
7 DAY				1059				
FACTOR				1.07				

12731 A.D.D. - 12731

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: Hearing held April 14, 1965 at 10:00 A.M.
Petitioner: Westbury Land Co.
Location of property: 95 Hartland Rd. and the E-W side of Middleborough Rd. (Proposed)
Location of Sign: 1 at the end of Middleborough Rd. and on front of tract 2 on Hartland Rd. at the curve approx. 15' from the rd.
Remarks: approx. 550' from sign the #1
Posted by: Robert Bullis
Signature: _____
Date of return: 4-1-65

PETITION FOR
RECLASSIFICATION
15th DISTRICT

ZONING: From R-G to RA.
LOCATION: South side of Hartland Road and the East and West sides of Middleborough Road (Proposed).
DATE & TIME: WEDNESDAY, APRIL 14, 1965 at 10:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Proposed Zoning: R-G
Proposed Zoning: R-G

All that parcel of land in the Fifteenth District of Baltimore County.

Beginning for the same at the point of intersection of the centerline of Mansfield Road, 60 feet wide, and the centerline of Hartland Road, 60 feet wide, as shown on the plat entitled "Plat of Parcel A and Parcel B, Esquire", and plat being recorded among the Land Records of Baltimore County, Maryland, in Plat Book R.G. 29, Folio 39, and running thence, binding in part along and centerline of Hartland Road, South 47 degrees 10' 45" East 340.07 feet to a point, thence 375.52 feet in a south-easterly direction along an arc of a curve to the left having a radius of 1000.00 feet, said arc being subtended by a chord bearing South 52 degrees 49' 34" East 373.81 feet to a point, thence South 58 degrees 28' 23" East 242.08 feet to a point in the centerline of Middleborough Road, as proposed to be laid out, 80 feet wide, thence binding in said centerline of said road, as proposed to be laid out, the following three (3) courses and distances, viz: (1) 210.44 feet in a southeasterly direction along an arc of a curve to the left having a radius of 1000.00 feet, said arc being subtended by a chord bearing South 25 degrees 29' 53.5" West 210.05 feet, (2) South 19 degrees 28' 10" West 100.00 feet and (3) 59.29 feet in a southeasterly direction along an arc of a curve to the right having a radius of 1000.00 feet, said arc being subtended by a chord bearing South 21 degrees 10' 05" West 59.28 feet, thence leaving the centerline of Middleborough Road, as proposed to be laid out, and running North 86 degrees 00' 10" East 764.07 feet to a point, thence South 52 degrees 49' 34" East 841.42 feet to a corner of the whole tract of land of which the parcel now being described is a part, thence binding on the outline of said whole tract South 84 degrees 27' 11" West 328.63 feet to a point in said outline, thence leaving said outline and running the following three (3) courses and distances, viz: (1) North 35 degrees 42' 47" West 149.72 feet, (2) 157.16 feet in a southeasterly direction along an arc of a curve to the left having a radius of 100.00, said arc being subtended by a chord bearing South 81 degrees 17' 13" West 141.42 feet and (3) South 36 degrees 17' 13" West 123.54 feet to a point in the aforesaid outline of the whole tract, thence binding on said outline the following thirty-six (36) courses and distances, viz: (1) South 84 degrees 27' 11" West 60.81 feet, (2) South 06 degrees 14' 15" West 417.45 feet, (3) South 51 degrees 30' 13" West 137.24 feet, (4) North 46 degrees 40' 16" West 571.06 feet, (5) North 30 degrees 45' 55" West 388.06 feet, (6) North 27 degrees 43' 34" West 38.50 feet, (7) North 34 degrees 45' 41" West 329.91 feet, (8) North 25 degrees 43' 35" West 98.87 feet, (9) North 18 degrees 44' 30" West 104.00 feet, (10) North 84 degrees 28' 58" West 98.86 feet, (11) North 78 degrees 17' 25" West 197.50 feet, (12) North 58 degrees 40' 28" West 90.00 feet, (13) South 78 degrees 43' 30" West 145.25 feet, (14) North 60 degrees 11' 25" West 167.32 feet, (15) North 25 degrees 40' 35" East 334.00 feet, (16) South 62 degrees 53' 35" West 200.00 feet, (17) North 84 degrees 40' 25" West 80.00 feet, (18) South 82 degrees 34' 35" West 655.50 feet, (19) North 62 degrees 20' 25" West 60.00 feet, (20) North 80 degrees 27' 25" West 115.00 feet, (21) North 41 degrees 27' 25" West 70.00 feet, (22) North 12 degrees 17' 25" West 63.00 feet, (23) North 49 degrees 34' 35" East 100.00 feet, (24) North 79 degrees 30' 25" East 100.00 feet, (25) South 83 degrees 13' 25" East 78.00 feet, (26) North 02 degrees 13' 25" West 80.00 feet, (27) North 40 degrees 07' 35" East 200.00 feet, (28) North 53 degrees 36' 35" East 130.00 feet, (29) North 10 degrees 53' 25" West 98.00 feet, (30) North 34 degrees 53' 25" West 115.00 feet, (31) North 36 degrees 20' 35" East 175.00 feet, (32) North 59 degrees 11' 35" East 116.00 feet, (33) North 27 degrees 11' 35" East 82.00 feet, (34) South 88 degrees 30' 25" East 145.50 feet, (35) North 48 degrees 44' 25" West 510.50 feet and (36) North 31 degrees 43' 16" East 354.25 feet, thence leaving the outline of the whole tract and running to and binding in part on the southwesternmost side of the aforesaid Hartland Road South 47 degrees 10' 45" East 1047.06 feet to a point on said southwesternmost side.

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. March 24, 19 65

THIS IS TO CERTIFY, that the annexed advertisement of "Westbury Land Co."

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 23rd day of March 19 65; that is to say, the same was inserted in the issues of 3-24-65

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price
Mrs. Palmer Price

PETITION FOR RECLASSIFICATION
15th DISTRICT

ZONING: From R-G to RA.
LOCATION: South side of Hartland Road and the East and West sides of Middleborough Road (Proposed).
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CERTIFICATE OF PUBLICATION

TOWSON, MD. March 24, 19 65

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once a week for 1 successive weeks before the 23rd day of March 19 65; that is to say, the first publication appearing on the 23rd day of March 19 65

THE JEFFERSONIAN

Cost of Advertisement: \$

ZONED R-G

ZONED R-A

ZONED R-A

EDGESEXSHIRE

GATE
ZONED R-A

APARTMENTS

ROAD

CREEK

DEEP

ZONED R-G

FOXWOOD

FOX

RIDGE

MANOR

ZONED R-G

LANE



WILSON F. OUTEN
6501 KENTERTOWN ROAD
BALTIMORE 15, MARYLAND

F 1

EXISTING ZONING R-G
 PROPOSED ZONING R-A
 GROSS AREA-----76.39 ACRES
 NET AREA-----71 ACRES

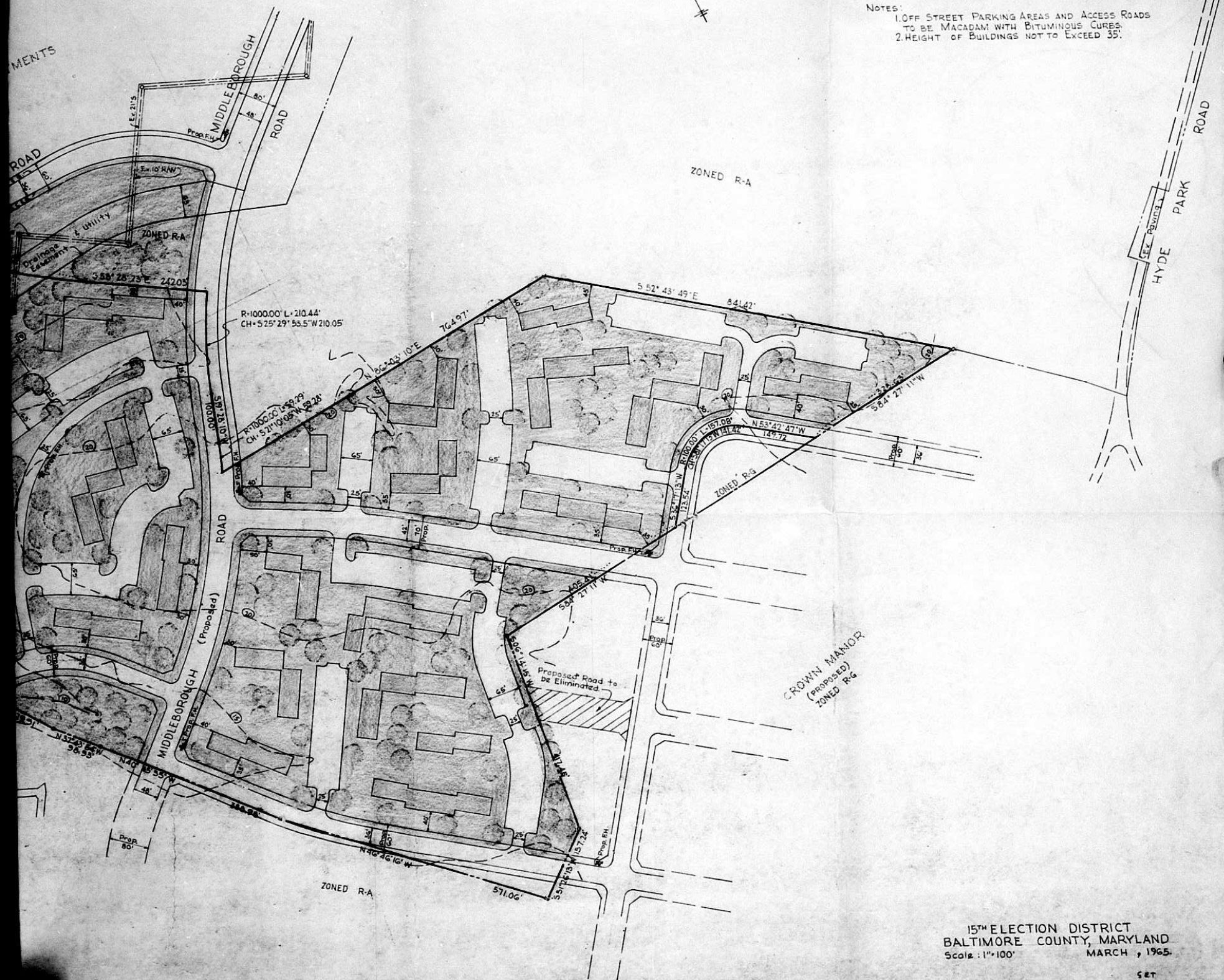
DESIGNED DENSITY
 GROSS-----14.29 UNITS/ACRE
 NET-----15.38 UNITS/ACRE
 TOTAL UNITS 1092

PERMITTED DENSITY
 GROSS-----16 UNITS/ACRE
 NET-----18 UNITS/ACRE
 TOTAL UNITS 1222

OFF STREET PARKING DATA
 NO. OF SPACES REQUIRED 1092
 NO. OF SPACES PROVIDED 1247

NOTES:
 1. OFF STREET PARKING AREAS AND ACCESS ROADS
 TO BE MACADAM WITH BITUMINOUS CURES.
 2. HEIGHT OF BUILDINGS NOT TO EXCEED 35'.

MENTS



15TH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND
 Scale: 1"=100' MARCH, 1965

SET
 1000 SHEET 10
 500 20
 200 50

F2